126.0	0007	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,480,600 / 1,480,600
					USE VALUE:	1,480,600 / 1,480,600
					ASSESSED:	1,480,600 / 1,480,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
33		CHURCHILL AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HYDE RICHARD W JR & VIVIAN/TRS
Owner 2:	33 CHURCHILL AVE TRUST
Owner 3:	
Street 1:	33 CHURCHILL AVENUE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	HYDE RICHARD W JR & VIVIAN -
Owner 2:	-
Street 1:	33 CHURCHILL AVENUE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .161 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1925, having primarily Wood Shingle Exterior and 3300 Square Feet, with 2 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	7000.000	873,100	40,500	567,000	1,480,600
Total Card	0.161	873,100	40,500	567,000	1,480,600
Total Parcel	0.161	873,100	40,500	567,000	1,480,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 448.67 | /Parcel: 448.67

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 81351

GIS Ref

GIS Ref

Insp Date 05/19/18

!9786!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 126.0-0007-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	873,100	40500	7,000.	567,000	1,480,600		Year end	12/23/2021
2021	104	FV	833,700	40500	7,000.	567,000	1,441,200		Year End Roll	12/10/2020
2020	104	FV	833,600	40500	7,000.	567,000	1,441,100	1,441,100	Year End Roll	12/18/2019
2019	104	FV	603,100	40500	7,000.	598,500	1,242,100	1,242,100	Year End Roll	1/3/2019
2018	109	FV	499,100	54000	7,000.	441,000	994,100	994,100	Year End Roll	12/20/2017
2017	109	FV	499,100	54000	7,000.	422,100	975,200	975,200	Year End Roll	1/3/2017
2016	109	FV	499,100	54000	7,000.	390,600	943,700	943,700	Year End	1/4/2016
2015	109	FV	473,100	54000	7,000.	327,600	854,700	854,700	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	09:36:44

LAST REV

Date	Time
06/13/18	13:54:27
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 9786

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HYDE RICHARD W	42023-473		2/11/2004	Family	10	No	No		
	12967-237		4/29/1976		57,000	No	No		N

USER DEFINED

Prior Id # 1:	81351
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/7/2008	1227	Re-Roof	15,000					

ACTIVITY INFORMATION

Date	Result	By	Name
5/19/2018	MEAS&NOTICE	HS	Hanne S
2/4/2009	Measured	336	PATRIOT
11/17/1999	Mailer Sent		
11/1/1999	Measured	266	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		7000		Sq. Ft.	Site		0	90.	0.90	10									567,000						567,000	

Total AC/HA:	0.16070	Total SF/SM:	7000	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	567,000	Spl Credit		Total:	567,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	2 - Clapboard	50	%
Roof Struct:	3 - Gambrel		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:	2	Rating:	Average
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	0.96818179
Const Adj.:	1.01989794
Adj $ / SQ:	177.740
Other Features:	146500
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	978803
Depreciation:	105711
Depreciated Total:	873092

COMMENTS

BMT SINK 2 BDRMS IN UAT. CHANGED LUC TO 104 FROM 109 ON 6-13-2018 PER CYCLICAL INSPECTION.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	12	BRs:	6	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	6	3	
Totals			
2	12	6	

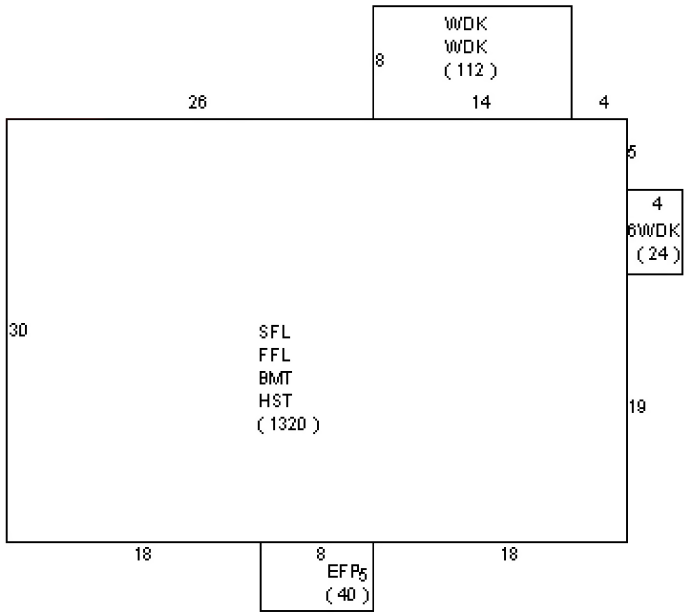
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	215.07
Special Features:	0	Val/Su Net:	177.89
Final Total:	873100	Val/Su SzAd	264.58

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,320	53.320	70,385
FFL	First Floor	1,320	177.740	234,617
SFL	Second Floor	1,320	177.740	234,617
HST	Half Story	660	177.740	117,309
WDK	Deck	248	10.230	2,538
EFP	Enclos Porch	40	74.040	2,962

Net Sketched Area:	4,908			Total:	662,428
Size Ad	3300	Gross Area	5568	FinArea	3300

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

126.0-0007-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
4	Garage W/Lof	D	Y	2	18x20	G	AV	1925	75.00	T	40	104			40,500			40,500

More:	N	Total Yard Items:	40,500	Total Special Featues:		Total:	40,500

IMAGE

AssessPro Patriot Properties, Inc